

Process Number	Applicant
01-164	New Hope C.O.R.P.S.
02-11	Janis H. Barrow

THE FOLLOWING HEARING WAS REMANDED & REVISED FROM THE COURT BACK TO CZAB #14:

HEARING NO. 01-9-CZ14-2 (01-164)

32-55-40
Council Area 14
Comm. Dist. 9

APPLICANT: NEW HOPE C. O. R. P. S.

- (1) UNUSUAL USE to permit a residential substance abuse therapy and counseling center.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit setbacks of 7' and 17' (25' required) from side street (east & west) property lines.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS as applied to parking requiring a minimum of 22' of back-out for each space; to waive same to permit back-out onto a dedicated alley.
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 17 parking spaces (19 required).
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking within 25' of the official right-of-way; to waive same to permit parking within 25' of an alley to the east.

Plans are on file and may be examined in the Zoning Department entitled "New Hope C.O.R.P. S. Site Plan," as prepared by RS & H Architects and dated 2/11/02 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 13 & 14, Block 2, PERRINE INDUSTRIAL SUBDIVISION, Plat book 58, Page 19.

LOCATION: 16955 S.W. 100 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 101' x 256'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: JANIS H. BARROW, ET AL

- (1) NON-USE VARIANCE OF ZONING REQUIREMENTS to permit four proposed building sites with areas of 2.8 acres, 2.55 acres, 2.54 acres and 2.29 gross acres (5 acres required for each).

REQUEST #1 ON PARCELS "A", "B", "C" & "D"

- (2) NON-USE VARIANCE OF SPACING REQUIREMENTS to permit carport and a barn to be spaced 4' (10' required) from each other.

REQUEST #2 ON PARCEL "C"

- (3) NON-USE VARIANCE OF ZONING REGULATIONS prohibiting structures on or in a right-of-way; to waive same to permit two utility sheds and a carport to encroach into the right-of-way (30' setback required) from the north (side street) property line.

REQUEST #3 ON PARCEL "A"

Plans are on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by Mojarena & Associates, dated revised January 29, 2002 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 56 South, Range 38 East, LESS the west 25' for Right-of-Way. AND: The north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$; LESS the north 205' of the west $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 56 South, Range 38 East, TOGETHER with the north 205' of the west $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ LESS the north 25' and LESS the west 25' for right-of-way, Section 26, Township 56 South, Range 38 East.

LOCATION: 26025 & 26145 S.W. 194 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

PRESENT ZONING: AU (Agricultural – Residential)